

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 NW/S International Circle, 1580'
 +/- NW of c/l International Dr. * ZONING COMMISSIONER
 307 International Circle
 8th Election District * OF BALTIMORE COUNTY
 3rd Councilmanic District
 Legal Owner: Longview Executive * Case No. 95-305-X
 Park Ltd. Partnership
 Lessee: American PCS, L.P. *
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 307 International Circle in Hunt Valley section of Baltimore County. The Petition is filed by the Longview Executive Park Limited Partnership, property owner, and Margaret C. Ruggieri, Esquire on behalf of American PCS, L.P., (hereinafter known as "APC"), Lessee. APC is a cellular communications company which, through the Petition, seeks approval to install a wireless transmitting and receiving facility in an O-1 zone.

Appearing at the requisite public hearing held for this case was Margaret C. Ruggieri, Esquire, General Counsel on behalf of APC. Also appearing from APC were Greg Sarro and Stacey M. Mudd. Andrew Werchniak a consultant with Moffet, Larson and Johnson, Inc., and Mike Maguire from Daft, Mcune and Walker also appeared on behalf of the Petition. The Petitioners were represented by Christine K. McSherry, Esquire. William C. McDonnell also appeared as an interested person.

Testimony and evidence offered was that the subject site is 14.12 acres in area and is zoned O-1. The property is adjacent to International Circle and Shawan Road in Hunt Valley. The property abuts I-83, (Baltimore-Harrisburg Expressway). Presently the site is improved with a six story Class C office building which is leased to PH&H Corporation. The building is approximately 70 to 80 ft. high.

OTHER RECORDS FOR FILING
 Date 4/13/95
 By M. Doran

MICROFILMED


APC is in the business of providing cellular communication to the public. The company offers not only cellular telephone technology but also information and data transmission through a cellular network. As is the case with all cellular communication providers, the communication network established is connected by a series of grids in which interconnected communication towers and antennas are situated. APC is presently establishing its communication infrastructure in Baltimore County. The cell which would be located in northern Baltimore County is in need of a location to place antennas so as to provide uninterrupted service. The Petitioners have entered into a tentative lease agreement with the property owner for the subject site to place six antennas on top of the existing building. Two equipment cabinets will also be installed. The antennas are relatively small approximately 53-1/2" tall, 6.3" wide and 2.7" deep. The equipment cabinets, themselves, are also small, approximately 4-1/2 ft. The antennas, once installed, will be unmanned. Moreover, they will not interfere with radio or television transmission traffic in the vicinity. They would not generate any traffic but for routine maintenance calls. Per the environmental impact statement submitted (Petitioner's Exhibit No. 3), the antennas will cause no detriment to the surrounding locale.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Special Exception. It is clear that the proposed use at the subject site will not be detrimental to the health, safety and general welfare of the locale. The proposed use, as shown on Petitioners' Exhibit No. 1, the site plan, shall, therefore, be approved.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of April, 1995 that, pursuant to the Petition for Special Exception, approval to allow a wireless transmitting and receiving facility in an O-1 zone, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

4/13/95
Mr. Gork



Petition for Special Exception

75-305-X
to the Zoning Commissioner of Baltimore County

for the property located at

307 International Circle

Hunt Valley, MD 20817

which is presently zoned 0-1

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a wireless transmitting and receiving facility.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

~~Signature of Petitioner/Lessee:~~

Margaret C. Ruggieri, Esq. for

(Type or Print Name) American PCS, L.P.

General Counsel for
Signature

One Democracy Center

6901 Rockledge Drive (301) 214-9283

Address

Bethesda, MD

20817

City

State

Zipcode

Attorney for Petitioner:

G. Scott Barhight, Esq.

(Type or Print Name)

Signature

Whiteford, Taylor & Preston

210 W. Pennsylvania Ave.

Address

Phone No.

Towson, MD 21204

(410) 832-2000

City

State

Zipcode

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): Longview Executive Park Limited Partnership

BY: H.V. Office, Inc., Its General Partner

(Type or Print Name)

BY: Charles Werhane

Signature

Charles Werhane

625-5500

(Type or Print Name)

Signature

c/o USF&G Real Estate Division

100 Light Street, 10th Floor

Baltimore, MD 21202 410-625-5500

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

G. Scott Barhight, Esq.

Name

210 W. Pennsylvania Ave.

Address

Towson, MD 21204

Phone No. 832-2000

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

303
MICROFILMED

95-305-X

303

Description
To Accompany Petition for Special Exception

14.115 Acre Parcel

Lot 2A, Longview Executive Park

305 - 311 International Circle

Eighth Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

410 296 3333

Fax 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same on the northwest side of International Circle, seventy feet wide, at the point located North 34 degrees 12 minutes 07 seconds West 1580 feet, more or less, from the intersection of the centerline of International Circle and the centerline of International Drive, said point of beginning having coordinate value North 73883 feet, more or less, and West 13861 feet, more or less, said values being referred to the coordinate system established in the Baltimore County Metropolitan District, thence leaving said point of beginning and running and binding on the right-of-way line for International Circle the four following courses and distances, viz: (1) Northeasterly by a line curving to the left having a radius of 360.00 feet for a distance of 63.68 feet (the arc of said curve being subtended by a chord bearing North 01 degree 51 minutes 23 seconds East 63.59 feet), thence (2) North 03 degrees 12 minutes 40 seconds West 50.36 feet, thence (3) Northeasterly by a line curving to the right having a radius of 751.99 feet for a distance of 471.99 feet (the arc of said curve being subtended by a chord bearing North 14 degrees 47 minutes 20 seconds East 464.27 feet), thence (4) Northeasterly by a line curving to the right having a radius of 411.43 feet for a distance of 308.76 feet (the arc of said curve being subtended by a chord bearing

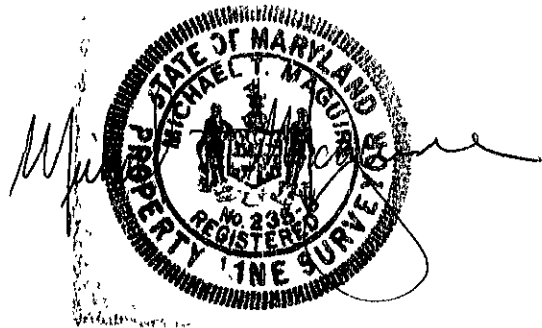
95-305-X

North 54 degrees 17 minutes 17 seconds East 301.57 feet), thence leaving said right-of-way and running the six following courses and distances, viz: (5) North 05 degrees 58 minutes 03 seconds West 636.60 feet, thence (6) South 31 degrees 41 minutes 37 seconds West 1335.14 feet, thence (7) North 86 degrees 36 minutes 20 seconds West 70.00 feet, thence (8) South 19 degrees 08 minutes 59 seconds West 104.20 feet, thence (9) South 05 degrees 44 minutes 49 seconds East 319.80 feet, thence (10) North 86 degrees 31 minutes 47 seconds East 606.50 feet to the point of beginning; containing 14.115 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

February 28, 1995

Project No. 94161.21 (L94161.21)



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-305-X1

District: PH Date of Posting: 3/18/95
Posted for: Special Exception
Petitioner: Longview Excl. Park Int. Partnership & American PCS, L.P.
Location of property: 307 International Circle, NW/5
Location of Signs: Facing road way on property, between 20 and 1
Remarks: _____
Posted by: [Signature] Date of return: 3/24/95
Signature
Number of Signs: 1



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-305-X
(Item 303)

307 International Circle
NW/8 International Circle,
1580' +/- NW of c/i International Drive

8th Election District

3rd Councilmanic

Legal Owner(s):

Longview Executive Park

Limited Partnership

Lessee:

American PCS, L.P.

Hearing: Monday

April 10, 1995 at 2:00

p.m. in Rm. 118, Old

Courthouse

Special Exception for a wireless transmitting and receiving facility.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

3/22/95 March 18,

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

March 17, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 16, 1995.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-305-X

Account: R-001-6150

Date 3-3-95

Item Number 303

Taken in by [Signature]

Longview Executive Park LID. Partnership
By: H.V. Office Inc. General Partner
At: USF&G Real Estate Division

Lessee: American PDS, L.P.

Site: 307 International Circle (20817)

# 050	Special Exception Filing Fee	\$ 300.00
# 080	Sign & Posting	35.00

COPIES DESTROYED

Total \$ 335.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 303

Petitioner: Longview Executive Park LTD. Partnership
AMERICAN, PCS, LP - Lessee

Location: 307 International CIR.

✓ PLEASE FORWARD ADVERTISING BILL TO:

NAME: Daft McCune Walker, Inc.

ADDRESS: 200 E. Pennsylvania Ave.
Towson, MD 21286

PHONE NUMBER: 410-296-3333

AJ:ggs

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY
March 16, 1995 Issue - Jeffersonian

Please forward billing to:

Daft McCune Walker, Inc.
200 E. Pennsylvania Avenue
Towson, Maryland 21286
410-296-3333

NOTICE OF HEARING

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Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-305-X (Item 303)
307 International Circle
NW/S International Circle, 1580' +/- NW of c/l International Drive
8th Election District - 3rd Councilmanic
Legal Owner(s): Longview Executive Park Limited Partnership
Lessee: American PCS, L.P.
HEARING: MONDAY, APRIL 10, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Special Exception for a wireless transmitting and receiving facility.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 16, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-305-X (Item 303)

307 International Circle

NW/S International Circle, 1580' +/- NW of c/l International Drive

8th Election District - 3rd Councilmanic

Legal Owner(s): Longview Executive Park Limited Partnership

Lessee: American PCS, L.P.

HEARING: MONDAY, APRIL 10, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Special Exception for a wireless transmitting and receiving facility.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Longview Executive Park Limited Partnership
Margaret C. Ruggieri, Esq.
G. Scott Barhight, Esq.
Daft McCune Walker, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Environmental Impact Statement

Hunt Valley/American PCS Site

April 1995
Project No. 94161-21

**PETITIONER'S
EXHIBIT** No 3

Prepared for:
American PCS, L.P.
One Democracy Center
Suite 600
6901 Rockledge Drive
Bethesda, MD 20817



DMW

Prepared by:
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286

MICROFILMED



**American Personal
Communications**

AMERICAN PERSONAL COMMUNICATIONS (APC)
HEARING BEFORE THE BALTIMORE COUNTY ZONING COMMISSIONER
April 10, 1995

TABLE OF CONTENTS

- I. Lease Agreement with Longview Executive Park Limited Partnership and PHH Vehicle Management Services Corporation
- II. Photographs of 307 International Circle
- III. Pictures of Antennas
- IV. Specification Sheets for Antennas
- V. Picture of Equipment Cabinets
- VI. FCC License
- VII. FCC Adopts ANSI EMF Regulations
- VIII. Radio Frequency Statement - Jules Cohen
- IX. FCC Statement on PCS - Creating Significant Benefits for Consumers and Business
- X. FCC's Chairman, Reed Hundt, Speech Excerpts

**PETITIONER'S
EXHIBIT** No 2

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 29, 1995

G. Scott Barhight, Esquire
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No.: 303
Case No.: 95-305-X
Petitioner: Longview Executive
Park Ltd. Partnership

Dear Mr. Barhight:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 3, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED




B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Zoning Administration and
 Development Management

DATE: March 8, 1995

FROM: Pat Keller, Director
 Office of Planning and Zoning 

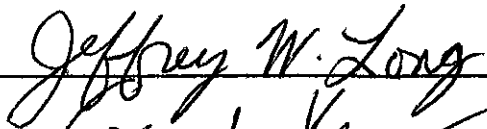
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 297 and 303

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:



Division Chief:



PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: March 20, 1995
 Zoning Administration and Development Management

FROM: *fw* Robert W. Bowling, P.E., Chief
 Developers Engineering Section

RE: Zoning Advisory Committee Meeting
 for March 20, 1995
 Items 297, 299, 301, 302 and 303

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 03/10/75

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAR. 13, 1975.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 296, 297, 299, 300,
301 AND 303.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-10-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County

Item No.:

+303 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

4/10

§ 5 805

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

April 3, 1995

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #303
307 International Circle
Zoning Advisory Committee Meeting of March 13, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Since this site involves roof-level antennas, and operates at 500 watts, it is possible that the radiofrequency power density levels as defined in ANSI standard C95.1 - 1982 would be exceeded for anyone needing to access the penthouse roof. Although this may be an unlikely occurrence, we would still recommend that warning signs be placed on all roof access doors.

JLP:LS:sp

INTERN/DEPRM/TXTSBP

4/10

RE: PETITION FOR SPECIAL EXCEPTION
307 International Circle, NW/S Inter-
national Circle, 1580'+/- NW of c/l
International Drive, 8th Election Dist.,
3rd Councilmanic

Longview Executive Park Ltd. Ptnrshp.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 95-305-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of March, 1995, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PETITION PROBLEMS - AGENDA OF 3/13/95

#296 - JLL

1. No printed or typed title for person signing for person signing for Warren Group.
2. No authorization for person signing for Warren Group.

#297 - JLL

1. No authorization for person signing for Bell Atlantic.

#298 - JLL

1. Need power of attorney statement for personal representative.
(See JLL's note to the hearing officer.)

#302 - CAM

1. No telephone number for legal owner.
2. Plan is too large to be microfilmed. (Should not be larger than 24" x 36")
3. Receipt was not given to petitioner.

#303 - JJS

1. No authorization for person signing for American PCS.
2. No authorization for person signing for Longview Executive Park.

MICROFILM



November 30, 2004

Ms. Lisa Stenbeck
Liberty Property LTD Partnership
First American Title Insurance Company
6 North Park Drive
Hunt Valley, Maryland 21030

Dear Ms. Stenbeck:

RE: Zoning Verification, 307, 309 & 311 International Circle
8th Election District

Your letter of November 19, 2004 to Timothy Kotroco has been referred to me for reply. No site plan information was included with the letter.

Based upon the information you provided the following has been determined. The above referenced property is currently zoned OR-1 (Office Building-Residential) as per Baltimore County Zoning Map NW-19C. A copy of a portion of said map is included with this response. Allowed uses are as permitted and restricted in Section 205 of the Baltimore County Zoning Regulations (BCZR). Baltimore County Code Enforcement has advised that there are no current or outstanding violations associated with the property at this time.

The Office of Zoning Review requires a current A.L.T.A. survey or similar engineered as-built site plan in order to determine whether the property meets the requirements of the B.C.Z.R. The party requesting zoning verification must describe all current uses and define all use areas on the property in order for this office to determine whether those uses meet the requirements of the B.C.Z.R.



307, 309 & 311 International Circle

Page 2

November 30, 2004

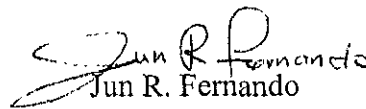
Pursuant to Section 104.2 of the BCZR, which addresses non-conforming uses, a structure damaged to any extent or destroyed by fire or other casualty may be restored within two years after such destruction or damage but may not be enlarged. Please be advised that provided the property was developed and occupied in accordance with Baltimore County approved permit plans and all current uses adhere to the requirements of the B.C.Z.R., the present use of the site does not violate applicable zoning ordinances. Additionally, the property conforms to all subdivision and building setback requirements, the floor area and the off-street parking conform to applicable B.C.Z.R.

For information regarding occupancy permits please contact the Office of the Buildings Engineer, Mr. John Reisinger at (410) 887-3610.

The property located at 307 International Circle was the subject of a Special Exception case number 95-305-X which was granted April 13, 1995 to allow wireless transmitting and receiving facility in an O1 zone. Further, the property located at 309 International Circle was the subject of Special Hearing and Variance case number 97-559-SPHA which was granted July 28, 1997 to amend the previously approved site plan in zoning case number 95-305-X and to modify the permitted building height from 60' to 71'.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,


Jun R. Fernando
Planner II
Zoning Review

JRF/ltn

LIBERTY
PROPERTY TRUST

November 19, 2004

Timothy Kotroco
Director of Zoning Administration and Development Management
Baltimore County
111 Chesapeake Avenue, Room 111
Towson, Maryland 21204

RE: 307, 309, & 311 International Circle, Hunt Valley, MD Tax ID # 08-2000008255
Adjoining Lot to above, Hunt Valley, MD Tax ID # 08-1900007918

Dear Mr Kotroco:

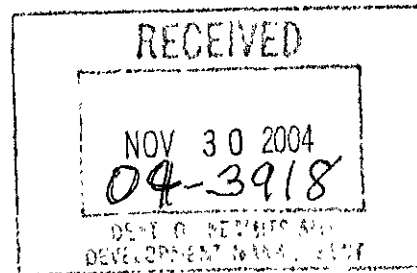
Liberty Property Limited Partnership is the contract purchaser of the above referenced properties. We respectfully request a zoning letter for each of the two properties to include the items on the attached sheet. Please feel free to use the attached sheet for your response. Also enclosed is the SDAT Individual Report for each property. The study period for this sale expires on December 10, 2004 and an expedited review of these properties is greatly appreciated. Should you have any questions, please do not hesitate to call me at 410-715-7200. Thank you.

Very Truly Yours,

Lisa Stenbeck

Lisa Stenbeck
Property Manager

Enclosures



307, 309 & 311
INTERNATIONAL CIRCLE
NW 19 A
8TH DIST

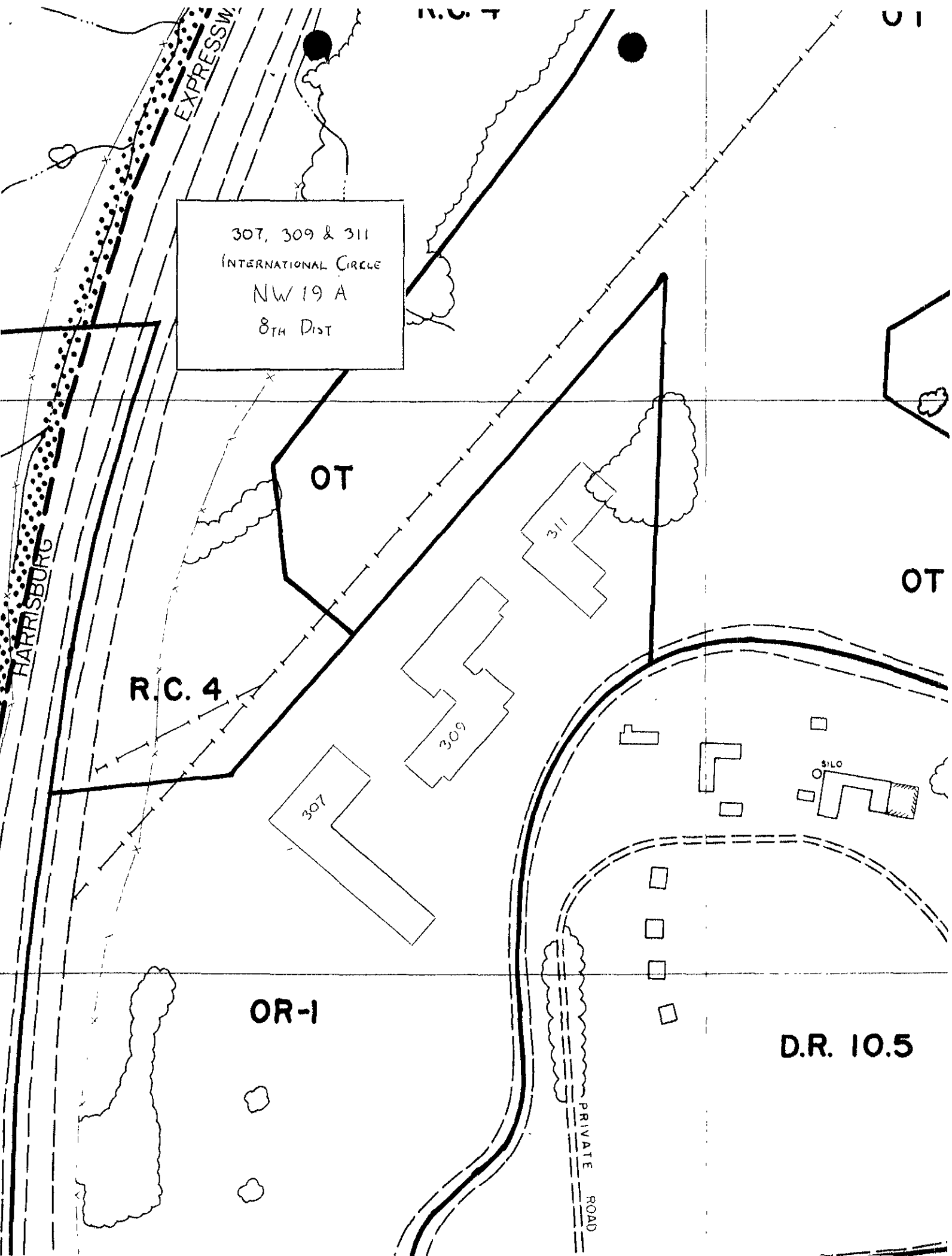
R.C. 4

OT

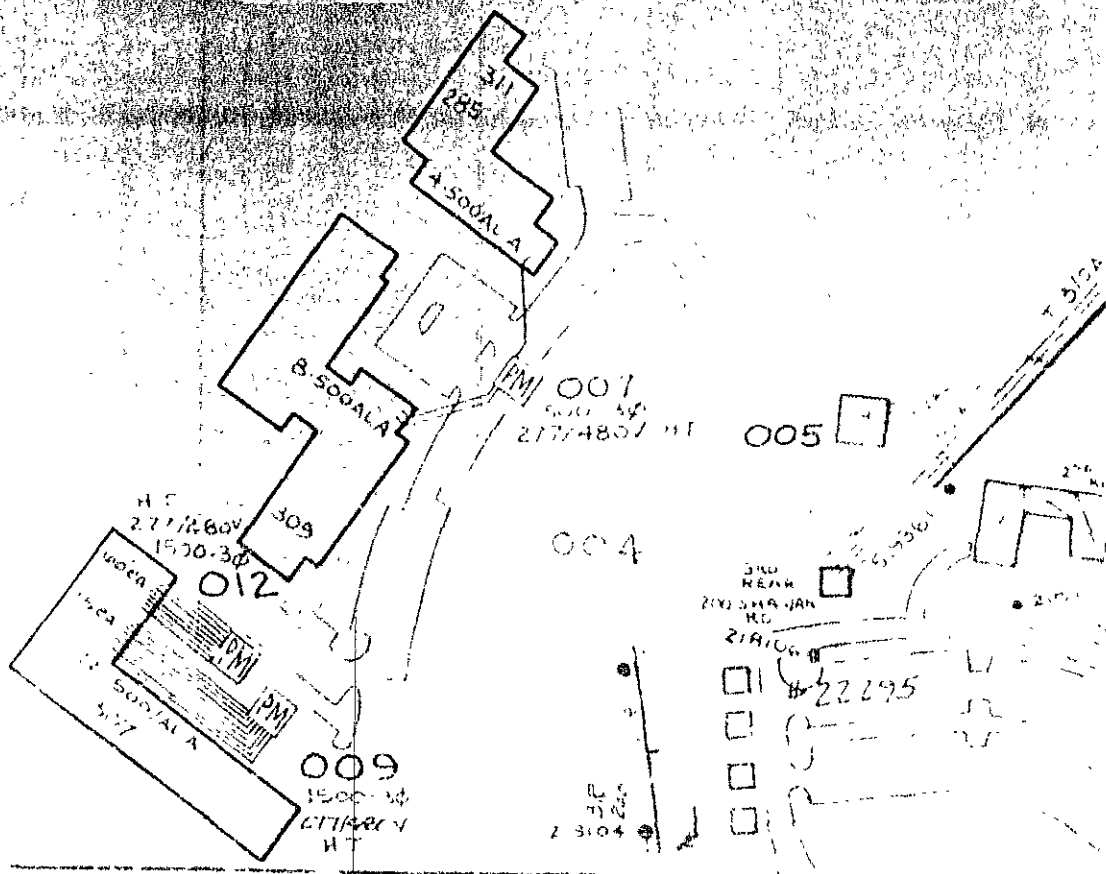
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BALTIMORE



3-12-46 W. GENT
3-27-46 B. G. GENT
3-28-46 H. E. R. SMITH

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NOTE
C/L OF ROADS CORRECT
WIDTH OF ROADS EXAGGERATE

21
00

Transportation Action Partnership
of Baltimore County

William C. McDonnell
Executive Director

Executive Plaza III
11350 McCormick Rd
Suite LL 10
Hunt Valley, MD 21031

Telephone
410-771-5560
Fax:
410-771-5561

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Christine McSherry

Windsor, Taylor & Bloom
210 Pennsylvania Ave
Hannam, Md.

Margaret Ruggieri

American Personal Communications
6901 Rockledge Drive
Suite 600
Bethesda, Md 20817

Andrew Werchniak

Moffet, Larson, & Johnson Inc.
Two Skyline Place
5203 Leesburg Pike
Suite 800

Greg Sarro

Falls Church, VA 22041
American Personal Communications
6901 Rockledge Drive
Suite 600
Bethesda, MD 20817

Stacy m mudd

American Personal Comm
6901 Rockledge Dr
Suite 600
Bethesda, MD 20817

MIKE HAZURE

200 E. PENNSYLVANIA AVE
21286

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 11, 1995

Christine K. McSherry, Esquire
Whiteford, Taylor and Preston
500 Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204-4515

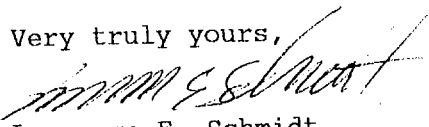
RE: Case No. 95-305-X
Petition for Special Exception
Legal Owner: Longview Executive Park Ltd. Partnership
Lessee: American PCS, L.P., Petitioners
Location: 307 International Circle, Hunt Valley, Md.

Dear Ms. McSherry:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

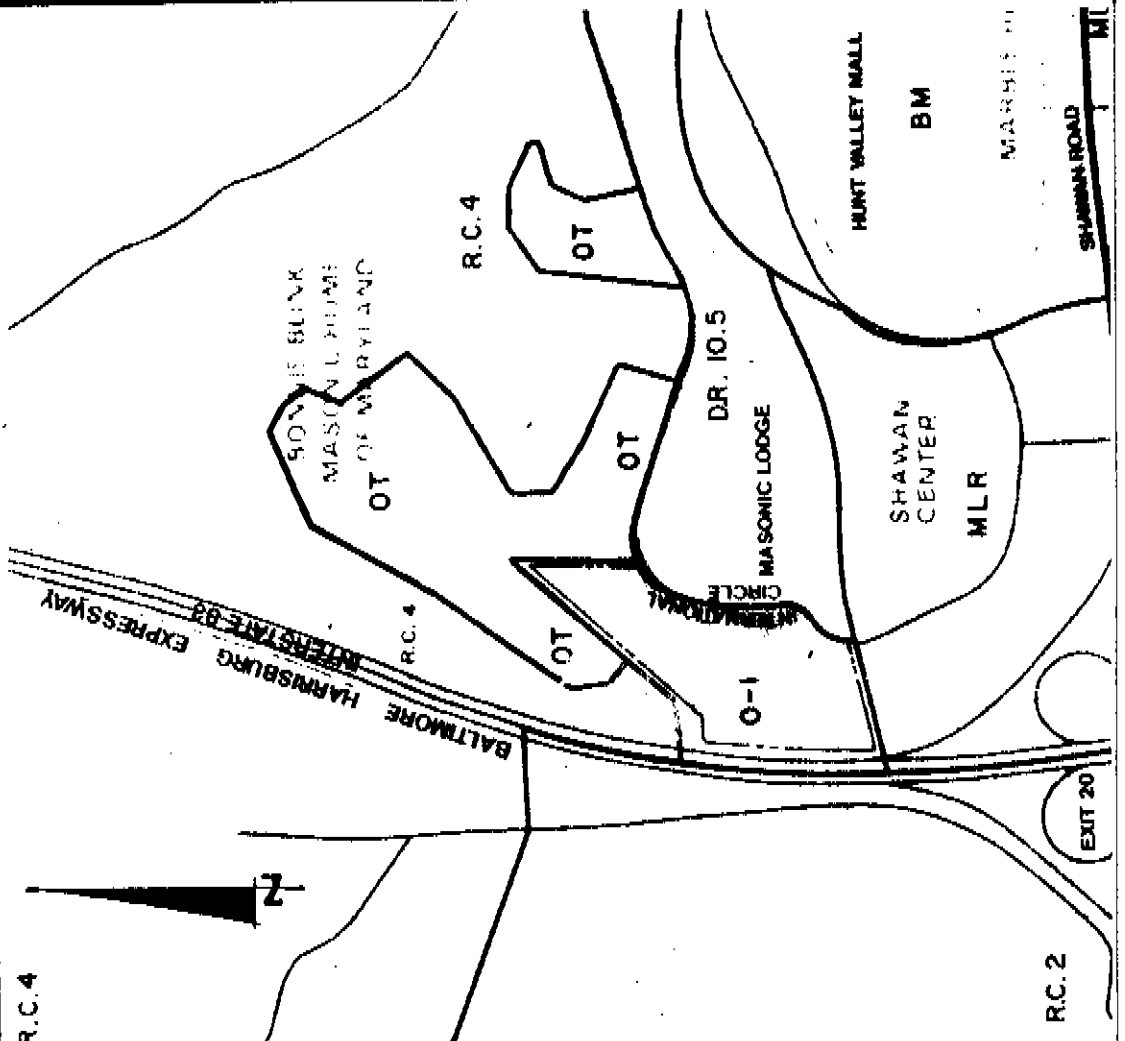

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

cc: Margaret C. Ruggieri, Esquire, Amerian Personal Communication
cc: M. Maguire, Daft, McCune and Walker
cc: Mr. William C. McDonnell, Exec. Director, Transportation
Action Partnership

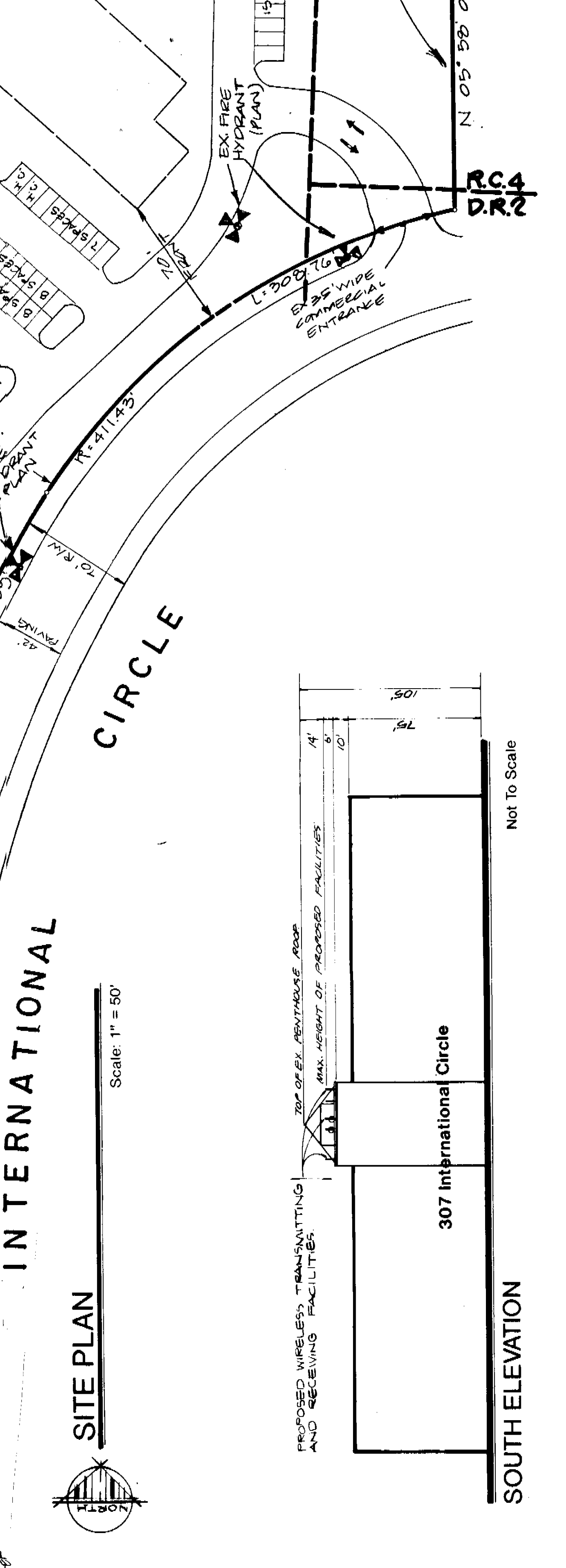
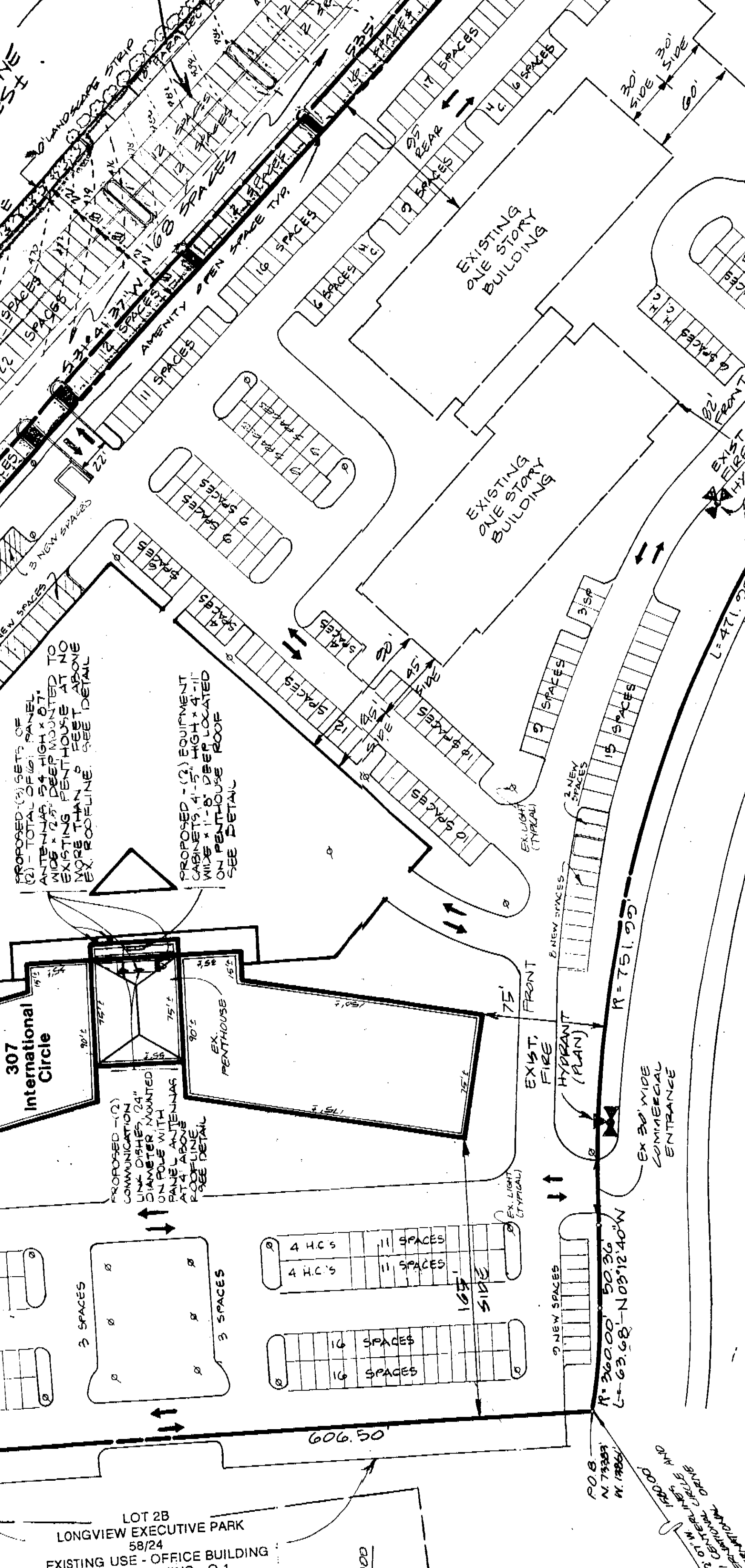
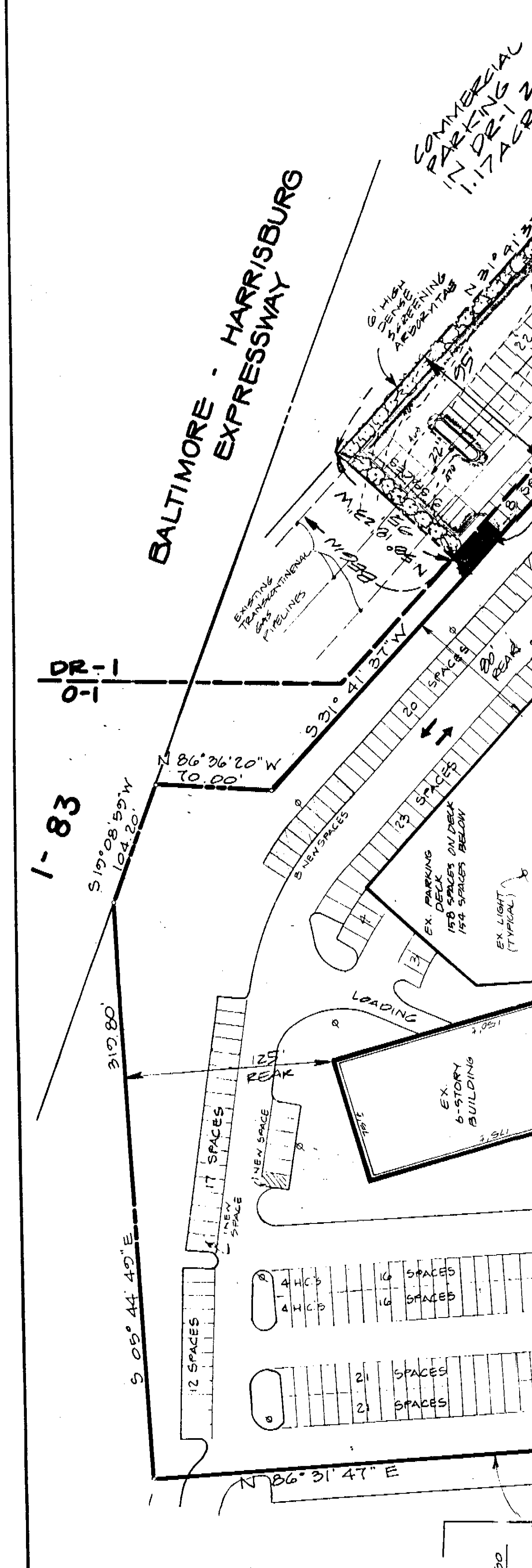
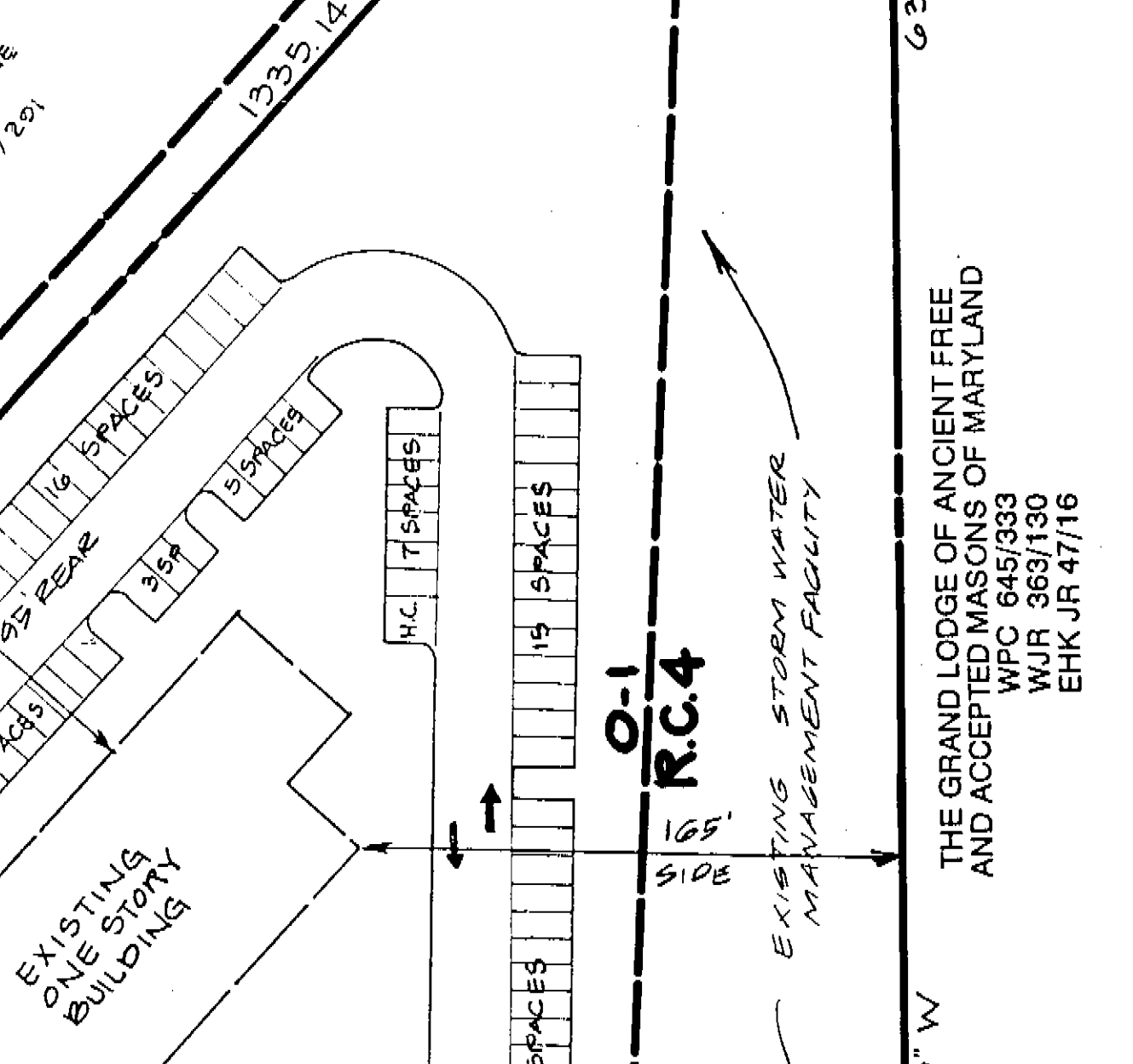
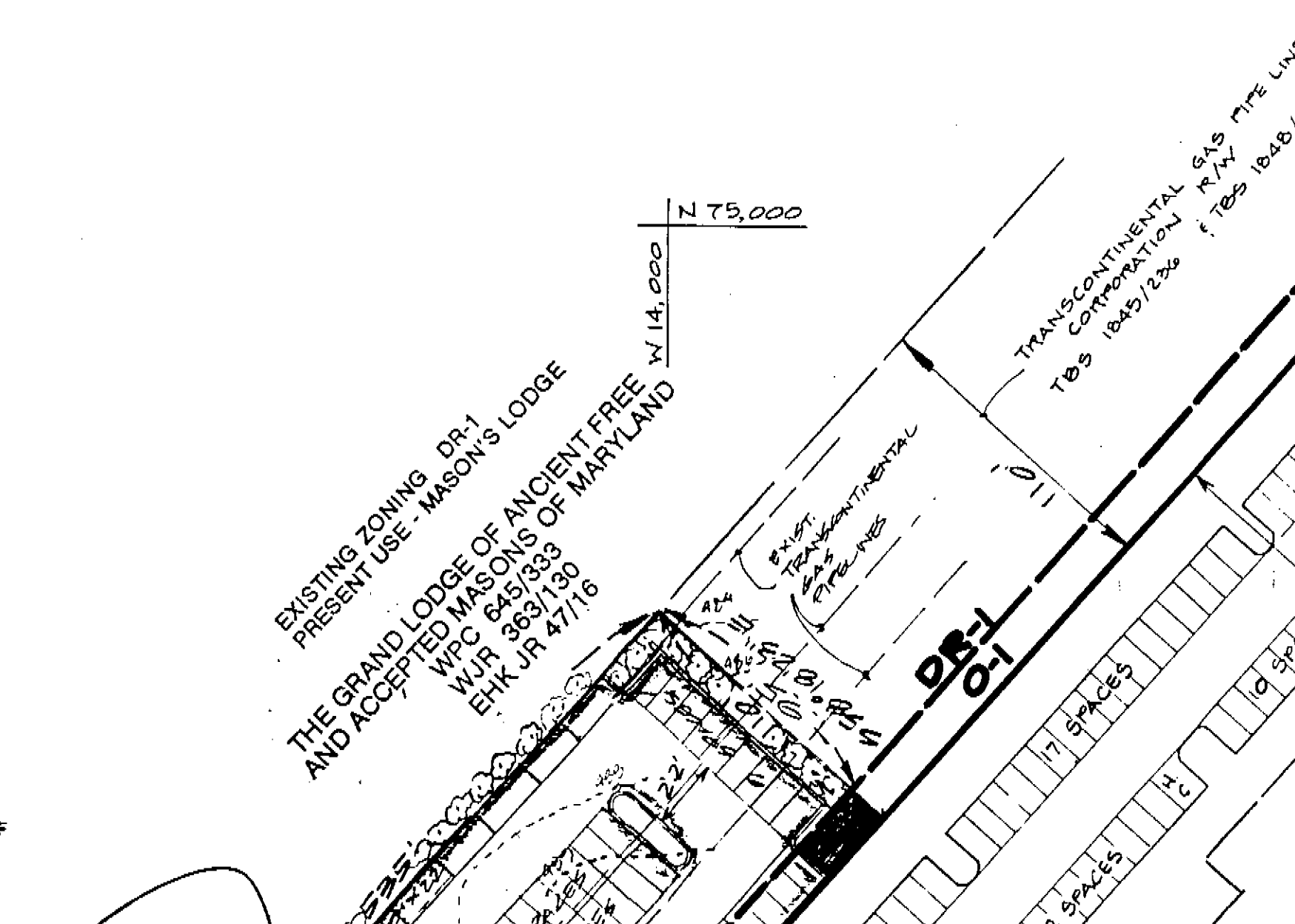
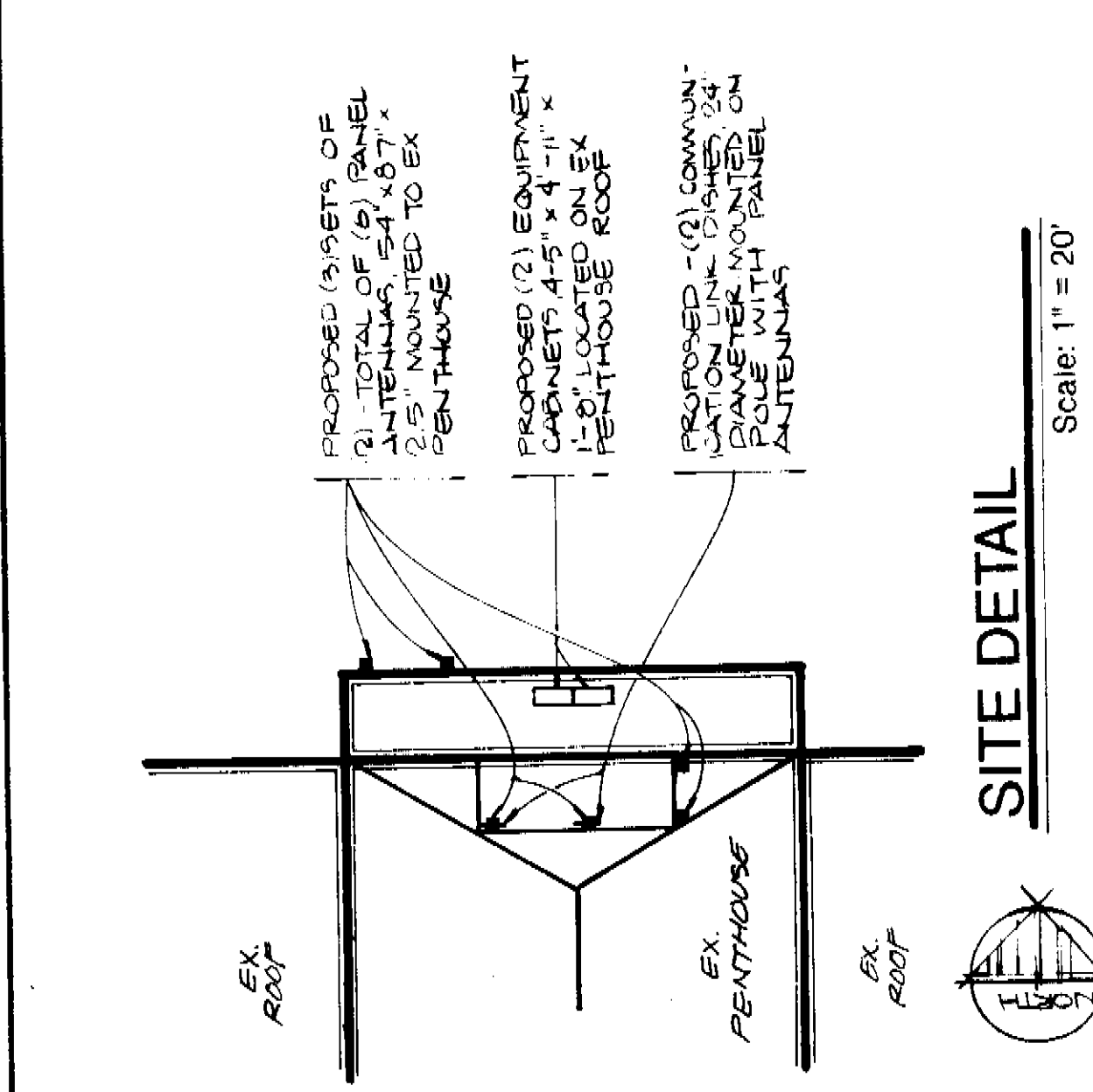


No.	Description	Date
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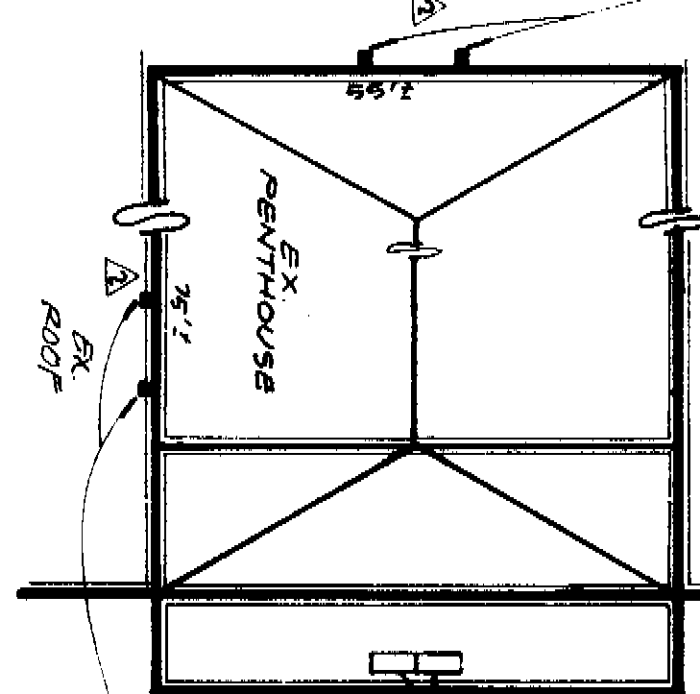
VICINITY MAP
Portion of 1000' Scale Baltimore County Zoning Map C2.

- NOTES:**
1. Current owner and street address: 307 International Circle, Hunt Valley, MD 21155. Owner: American Personal Communications, Inc. (APC).
 2. Contact Name: [Redacted]
 3. Site area: 14.12 AC.
 4. Existing use: Office/Commercial.
 5. Street Address: 307 International Circle, Hunt Valley, MD 21155.
 6. Site data: [Redacted]
 7. The proposed use is a 100,000 sq. ft. office building with a 10,000 sq. ft. parking garage. The building will be constructed on a 14.12-acre site. The building will be constructed on a 14.12-acre site. The building will be constructed on a 14.12-acre site.
 8. No water or sanitary utilities are required for the facility.
 9. The base information and boundary location shown herein are taken from a 1:500 scale map of the area, dated June 17, 1992, prepared by George W. Smith & Associates, Inc. (GWS&A). The map is titled "Map of the 307 International Circle, Hunt Valley, MD 21155, and vicinity." The map is titled "Map of the 307 International Circle, Hunt Valley, MD 21155, and vicinity." The map is titled "Map of the 307 International Circle, Hunt Valley, MD 21155, and vicinity."
 10. The proposed use is a 100,000 sq. ft. office building with a 10,000 sq. ft. parking garage. The building will be constructed on a 14.12-acre site. The building will be constructed on a 14.12-acre site. The building will be constructed on a 14.12-acre site.
 11. No additional use or alternative use is proposed.
 12. Previous Building and Commercial Permits: [Redacted]
 13. Previous CDE Plan: [Redacted]
 14. There are no signs proposed for this facility.
 15. Floor Area Ratio: 2.07 (FAR) - 2.07 (FAR) - 2.07 (FAR).
 16. Parking Spaces: 100 (100) - 100 (100) - 100 (100).
 17. Environmental impact statement and mitigation measures are not required for this project.
 18. Every use, structure, or activity proposed in this plan must be in accordance with the Baltimore County Zoning Ordinance, Chapter 21, Article 10, Section 10-101. Every use, structure, or activity proposed in this plan must be in accordance with the Baltimore County Zoning Ordinance, Chapter 21, Article 10, Section 10-101. Every use, structure, or activity proposed in this plan must be in accordance with the Baltimore County Zoning Ordinance, Chapter 21, Article 10, Section 10-101.
 19. The proposed use is a 100,000 sq. ft. office building with a 10,000 sq. ft. parking garage. The building will be constructed on a 14.12-acre site. The building will be constructed on a 14.12-acre site. The building will be constructed on a 14.12-acre site.
 20. No other information is required for this project.
 21. An existing building on the site is to be demolished and replaced with the proposed building. An existing building on the site is to be demolished and replaced with the proposed building. An existing building on the site is to be demolished and replaced with the proposed building.

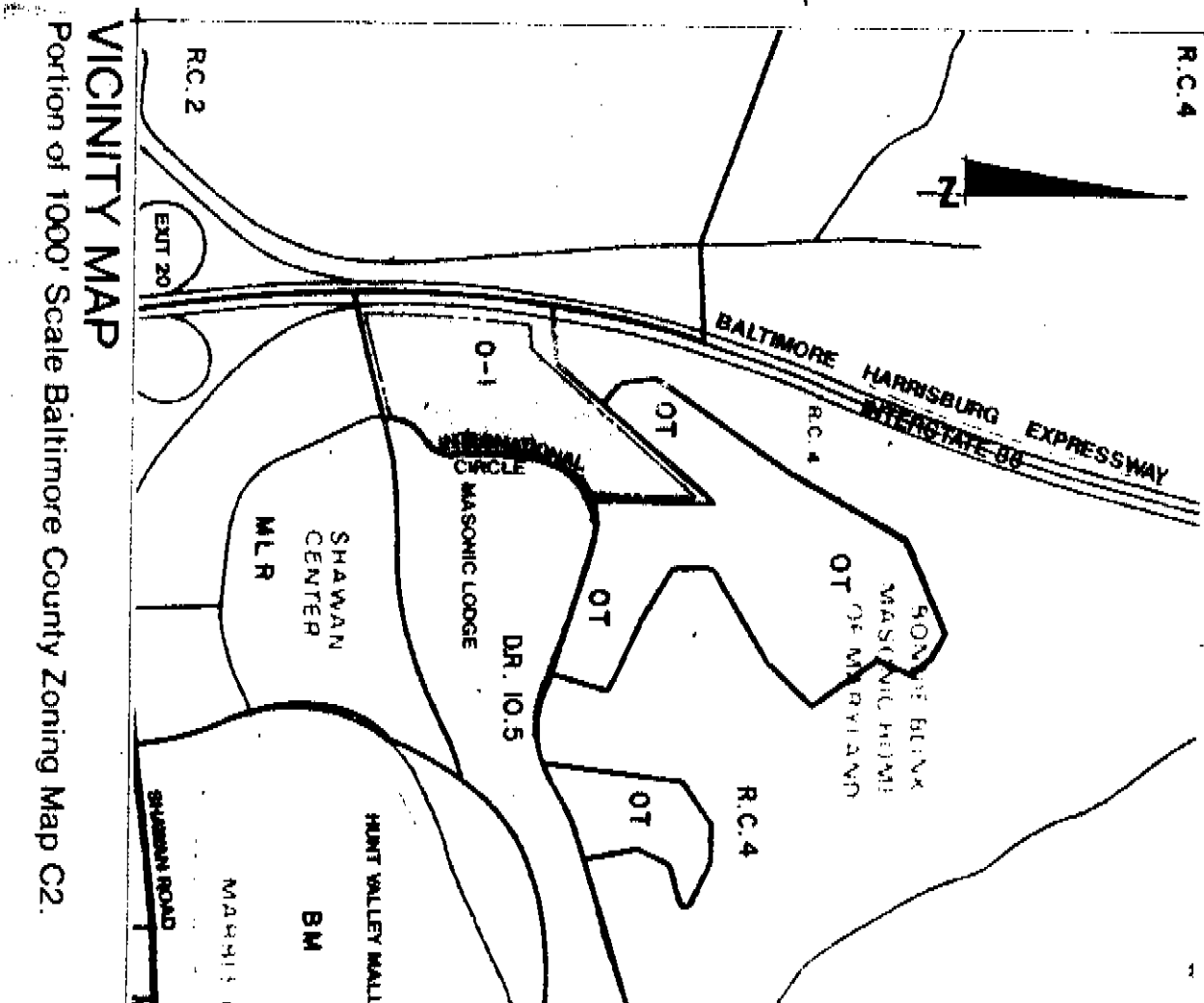


95-305-X

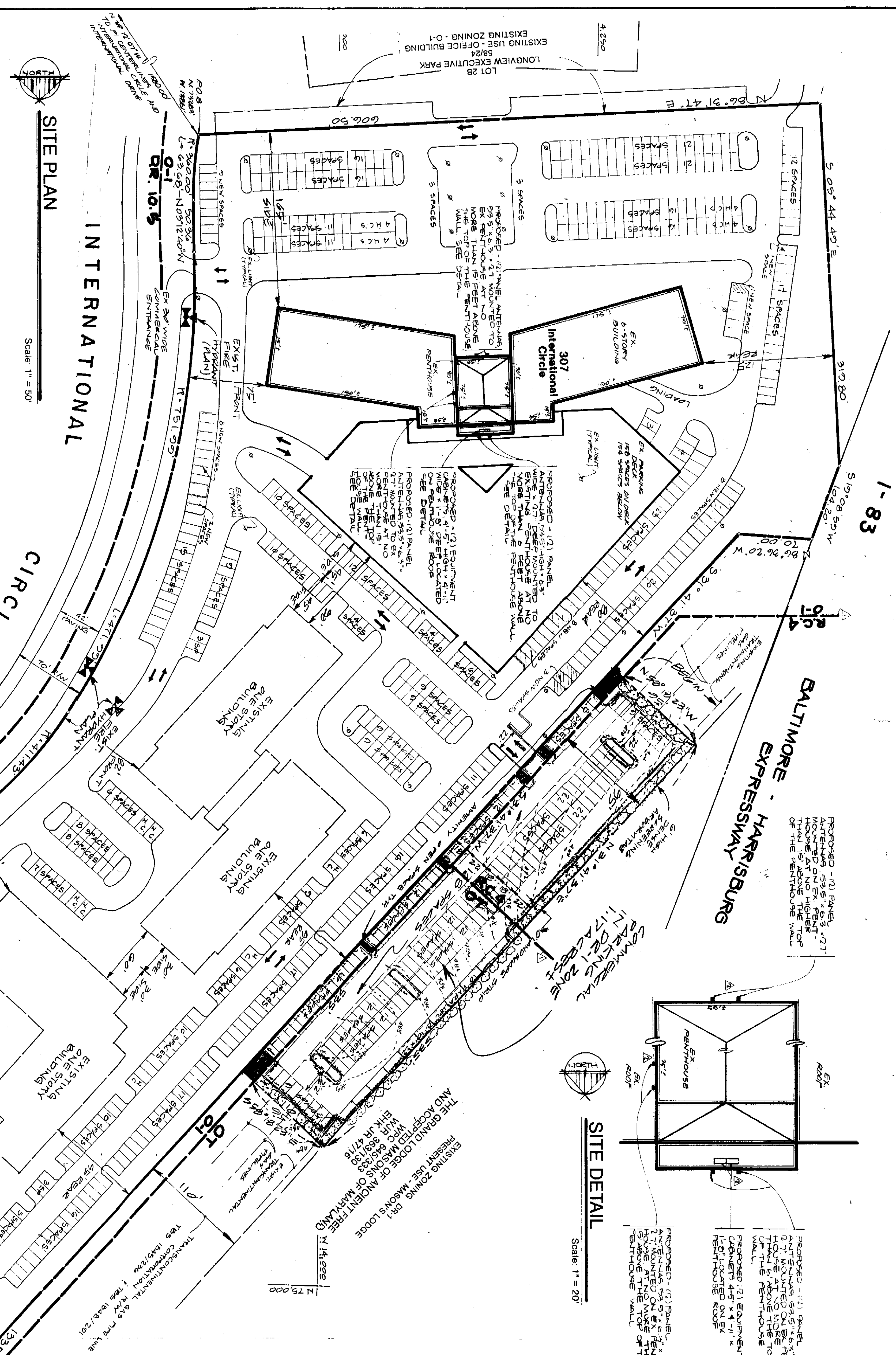
BALTIMORE - HARRISBURG EXPRESSWAY



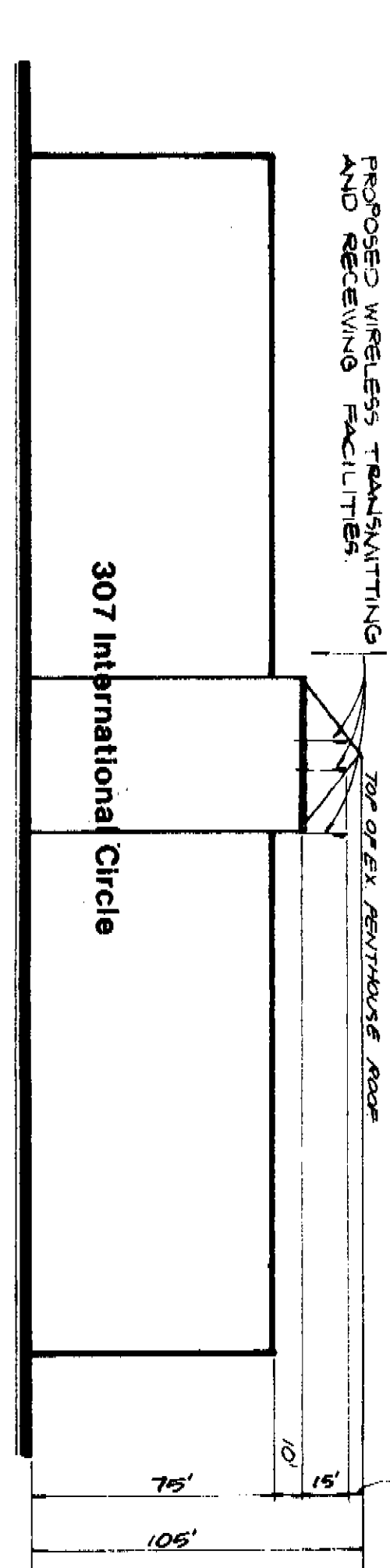
SITE DETAIL
Scale: 1" = 20'



VICINITY MAP
Portion of 1000' Scale Baltimore County Zoning Map C2.



SITE PLAN
Scale: 1" = 50'

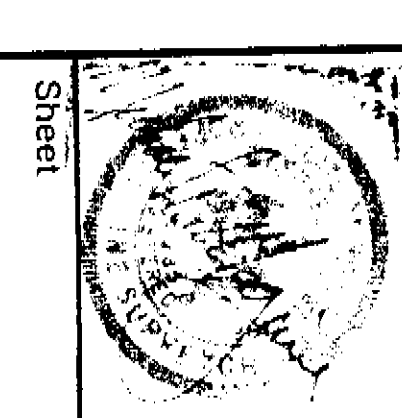


NORTH ELEVATION
Not To Scale

THE GRAND LODGE OF ANCIENT FREE AND ACCEPTED MASONS OF MARYLAND
WPC 645/393
WJR 563/130
EHK JR 47/16

PETTIONER'S EXHIBIT 101

PRINTED
APR 0 6 1995
DAVE MCQUINN WALKER, INC.



No.	Description	Date
1	PROJ. NO. 94161.21	
2	DATE 3/1/95	
3	SCALE As Shown	
4	LAST REV.	

American Personal Communications
Plan to Accompany Petition for Special Exception
Hunt Valley Site BAN 14B
8th Election District

Baltimore County, Maryland

DMW
David McQuinn Walker, Inc.
200 E. Maryland Avenue
Baltimore, Maryland 21202
Tel: 366-7000
Fax: 366-7005

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
NW/S International Circle, 1580' * ZONING COMMISSIONER
+/- NW of c/l International Dr. 307 International Circle
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
Legal Owner: Longview Executive Park Ltd. Partnership
Lessee: American PCS, L.P. * Case No. 95-305-X
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 307 International Circle in Hunt Valley section of Baltimore County. The Petition is filed by the Longview Executive Park Limited Partnership, property owner, and Margaret C. Ruggieri, Esquire on behalf of American PCS, L.P., (hereinafter known as "APC"), Lessee. APC is a cellular communications company which, through the Petition, seeks approval to install a wireless transmitting and receiving facility in an O-1 zone.

Appearing at the requisite public hearing held for this case was Margaret C. Ruggieri, Esquire, General Counsel on behalf of APC. Also appearing from APC were Greg Sarro and Stacey M. Mudd. Andrew Werchniak a consultant with Moffet, Larson and Johnson, Inc., and Mike Maguire from Daft, McCune and Walker also appeared on behalf of the Petition. The Petitioners were represented by Christine K. McSherry, Esquire. William C. McDonnell also appeared as an interested person.

Testimony and evidence offered was that the subject site is 14.12 acres in area and is zoned O-1. The property is adjacent to International Circle and Shewan Road in Hunt Valley. The property abuts I-83, (Baltimore-Harrisburg Expressway). Presently the site is improved with a six story Class C office building which is leased to PH&H Corporation. The building is approximately 70 to 80 ft. high.

APC is in the business of providing cellular communication to the public. The company offers not only cellular telephone technology but also information and data transmission through a cellular network. As is the case with all cellular communication providers, the communication network established is connected by a series of grids in which interconnected communication towers and antennas are situated. APC is presently establishing its communication infrastructure in Baltimore County. The cell which would be located in northern Baltimore County is in need of a location to place antennas so as to provide uninterrupted service. The Petitioners have entered into a tentative lease agreement with the property owner for the subject site to place six antennas on top of the existing building. Two equipment cabinets will also be installed. The antennas are relatively small approximately 53-1/2" tall, 6.3" wide and 2.7" deep. The equipment cabinets, themselves, are also small, approximately 4-1/2 ft. The antennas, once installed, will be unmanned. Moreover, they will not interfere with radio or television transmission traffic in the vicinity. They would not generate any traffic but for routine maintenance calls. Per the environmental impact statement submitted (Petitioner's Exhibit No. 3), the antennas will cause no detriment to the surrounding locale.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Special Exception. It is clear that the proposed use at the subject site will not be detrimental to the health, safety and general welfare of the locale. The proposed use, as shown on Petitioners' Exhibit No. 1, the site plan, shall, therefore, be approved.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

- 2 -

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of April, 1995 that, pursuant to the Petition for Special Exception, approval to allow a wireless transmitting and receiving facility in an O-1 zone, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LES:mmm

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 11, 1995

Christine K. McSherry, Esquire
Whiteford, Taylor and Preston
500 Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204-4515

RE: Case No. 95-305-X
Petition for Special Exception
Legal Owner: Longview Executive Park Ltd. Partnership
Lessee: American PCS, L.P., Petitioners
Location: 307 International Circle, Hunt Valley, Md.

Dear Ms. McSherry:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,
Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm

att.

cc: Margaret C. Ruggieri, Esquire, American Personal Communication
cc: M. Maguire, Daft, McCune and Walker
cc: Mr. William C. McDonnell, Exec. Director, Transportation Action Partnership

Printed with Synchro Ink
on Recycled Paper

Petition for Special Exception to the Zoning Commissioner of Baltimore County for the property located at 307 International Circle, Hunt Valley, MD 20817 which is presently zoned O-1

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a wireless transmitting and receiving facility.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Signature: Margaret C. Ruggieri, Esq. for
Type or Print Name: Margaret C. Ruggieri
Signature: Charles Werchniak, Pres.
Type or Print Name: Charles Werchniak
Address: One Democracy Center
6901 Rockledge Drive (20) 214-9207
Bethesda, MD 20817

Attorney for Petitioner:
G. Scott Barhight, Esq.
Type or Print Name: G. Scott Barhight

Whiteford, Taylor & Preston
210 W. Pennsylvania Ave.
Towson, MD 21204 (410) 852-2000

Legal Owner: Longview Executive Park Limited Partnership
BY: H.V. Office, Inc., Its General Partner
Type or Print Name: H.V. Office, Inc.
Signature: Charles Werchniak, Pres.
Type or Print Name: Charles Werchniak
Address: 100 Light Street, 10th Floor
Baltimore, MD 21202 410-625-5500

City: Baltimore State: MD Zip: 21202
Name: G. Scott Barhight, Esq.
Address: 210 W. Pennsylvania Ave.
Towson, MD 21204 Phone No. (410) 852-2000

ESTIMATED LENGTH OF HEARING
Uninterruptible for Hearing
See following date: _____
ALL OTHER DATE
REVIEWED BY: _____ DATE: _____

Description
To Accompany Petition for Special Exception
14.115 Acre Parcel
Lot 2A, Longview Executive Park
305 - 311 International Circle
Eighth Election District, Baltimore County, Maryland

DMW

Daft-McCune Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21206
410-296-3333
Fax: 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

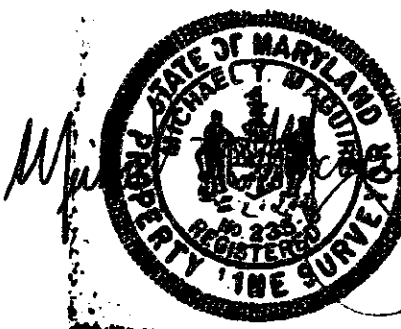
Beginning for the same on the northwest side of International Circle, seventy feet wide, at the point located North 34 degrees 12 minutes 07 seconds West 1580 feet, more or less, from the intersection of the centerline of International Circle and the centerline of International Drive, said point of beginning having coordinate value North 73883 feet, more or less, and West 13861 feet, more or less, said values being referred to the coordinate system established in the Baltimore County Metropolitan District, thence leaving said point of beginning and running and binding on the right-of-way line for International Circle the four following courses and distances, viz: (1) Northeasterly by a line curving to the left having a radius of 360.00 feet for a distance of 63.68 feet (the arc of said curve being subtended by a chord bearing North 01 degree 51 minutes 23 seconds East 63.59 feet), thence (2) North 03 degrees 12 minutes 40 seconds West 50.36 feet, thence (3) Northeasterly by a line curving to the right having a radius of 751.99 feet for a distance of 471.99 feet (the arc of said curve being subtended by a chord bearing North 14 degrees 47 minutes 20 seconds East 464.27 feet), thence (4) Northeasterly by a line curving to the right having a radius of 411.43 feet for a distance of 308.76 feet (the arc of said curve being subtended by a chord bearing

Page 1 of 2

North 54 degrees 17 minutes 17 seconds East 301.57 feet), thence leaving said right-of-way and running the six following courses and distances, viz: (5) North 05 degrees 58 minutes 03 seconds West 636.60 feet, thence (6) South 31 degrees 41 minutes 37 seconds West 1335.14 feet, thence (7) North 86 degrees 36 minutes 20 seconds West 70.00 feet, thence (8) South 19 degrees 08 minutes 59 seconds West 104.20 feet, thence (9) South 05 degrees 44 minutes 49 seconds East 319.80 feet, thence (10) North 86 degrees 31 minutes 47 seconds East 606.50 feet to the point of beginning; containing 14.115 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

February 28, 1995
Project No. 94161.21 (L94161.21)



Page 2 of 2

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: PH Date of Posting: 3/15/95
Posted for: Special Exception
Petitioner: Longview Executive Park Ltd. Partnership, American PCS, L.P.
Location of property: 307 International Circle, Hunt Valley, MD
Location of Signs: Along the highway, on property, being posted
Remarks: _____
Posted by: DMW Date of return: 3/21/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 17, 1995
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 16, 1995

THE JEFFERSONIAN,
A. HENNINGSON
LEGAL AD. - TOWSON

receipt
95-305-X
Account: R 0016190
Item Number 303
Taken on 2/22
Date 3-3-95
Longview Executive Park Ltd. Partnership
By: H.V. Officer Inc. General Partner
By: USF&G Real Estate Division
Lessee: American PCS, L.P.
Site: 307 International Circle (287)
050 Special Exemption Fee \$ 300.00
080 Sign & Posting 35.00
Total \$ 335.00
Please Make Checks Payable To: Baltimore County
Ablar Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353
ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES
Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.
This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.
PAYMENT WILL BE MADE AS FOLLOWS:
1) Posting fees will be assessed and paid to this office at the time of filing.
2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.
Arnold Jablon, Director
For newspaper advertising:
Item No.: 303
Petitioner: Longview Executive Park Ltd. Partnership
Location: 307 International Circle American PCS, L.P. Lessee
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Deft McCune Walker, Inc.
ADDRESS: 200 E. Pennsylvania Ave.
Towson, MD 21286
PHONE NUMBER: 410-296-3333
AJ:gg8 (Revised 04/09/93)

13

TO: POTOMAC PUBLISHING COMPANY
March 16, 1995 Issue - Jeffersonian
Please forward billing to:
Deft McCune Walker, Inc.
200 E. Pennsylvania Avenue
Towson, Maryland 21286
410-296-3333
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
CASE NUMBER: 95-305-X (Item 303)
307 International Circle
NW/SE International Circle, 1580' +/- NW of c/l International Drive
8th Election District - 3rd Councilmanic
Legal Owner(s): Longview Executive Park Limited Partnership
Lessee: American PCS, L.P.
HEARING: MONDAY, APRIL 10, 1995 at 2:00 p.m. in Room 118, Old Courthouse.
Special Exception for a wireless transmitting and receiving facility.
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY
NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353
March 16, 1995
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
CASE NUMBER: 95-305-X (Item 303)
307 International Circle
NW/SE International Circle, 1580' +/- NW of c/l International Drive
8th Election District - 3rd Councilmanic
Legal Owner(s): Longview Executive Park Limited Partnership
Lessee: American PCS, L.P.
HEARING: MONDAY, APRIL 10, 1995 at 2:00 p.m. in Room 118, Old Courthouse.
Special Exception for a wireless transmitting and receiving facility.
Arnold Jablon
Director
cc: Longview Executive Park Limited Partnership
Margaret C. Ruppieri, Esq.
G. Scott Barhight, Esq.
Deft McCune Walker, Inc.
NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353
March 29, 1995
G. Scott Barhight, Esquire
210 W. Pennsylvania Avenue
Towson, Maryland 21204
RE: Item No.: 303
Case No.: 95-305-X
Petitioner: Longview Executive
Park Ltd. Partnership
Dear Mr. Barhight:
The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 3, 1995.
Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.
If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).
Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor
WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: March 8, 1995
FROM: Pat Keller, Director
Office of Planning and Zoning
SUBJECT: Petitions from Zoning Advisory Committee
The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 297 and 303
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.
Prepared by: Jeffrey W. Long
Division Chief: Emily L. Kinn
PK/JL
ITEM297/PZONE/TEXTJWL

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: Arnold Jablon, Director
Zoning Administration and Development Management
DATE: March 20, 1995
FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section
RE: Zoning Advisory Committee Meeting
for March 20, 1995
Items 297, 299, 301, 302 and 303
The Developers Engineering Section has reviewed the subject zoning item and we have no comments.
RWB:sw

Baltimore County Government
Fire Department
700 East Joppa Road Suite 901
Towson, MD 21286-5500 (410) 887-4500
DATE: 03/10/95
Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105
RE: Property Owners: SEE BELOW
LOCATION: DISTRIBUTION MEETING OF MAR. 13, 1995.
Item No.: SEE BELOW Zoning Agenda:
Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.
6. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 296, 297, 299, 300, 301 AND 303.
REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F
cc: File



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-10-95

Re: Baltimore County
Item No: 4303 (JJS)

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
April 3, 1995

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #303
307 International Circle
Zoning Advisory Committee Meeting of March 13, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Since this site involves roof-level antennas, and operates at 500 watts, it is possible that the radiofrequency power density levels as defined in ANSI standard C95.1 - 1982 would be exceeded for anyone needing to access the penthouse roof. Although this may be an unlikely occurrence, we would still recommend that warning signs be placed on all roof access doors.

JLP:LS:sp
INTERN/DEPRM/TXTSBP

RE: PETITION FOR SPECIAL EXCEPTION
307 International Circle, NW/S Inter-
national Circle, 1580' +/- NW of c/l
International Drive, 8th Election Dist.,
3rd Councilmanic

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Longview Executive Park Ltd. Ptnrshp.
Petitioner

CASE NO. 95-305-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carol S. Denilio
CAROLE S. DENILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of March, 1995, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PETITION PROBLEMS - AGENDA OF 3/13/95

- #296 - JLL
1. No printed or typed title for person signing for person signing for Warren Group.
 2. No authorization for person signing for Warren Group.
- #297 - JLL
1. No authorization for person signing for Bell Atlantic.
- #298 - JLL
1. Need power of attorney statement for personal representative. (See JLL's note to the hearing officer.)
- #302 - CAM
1. No telephone number for legal owner.
 2. Plan is too large to be microfilmed. (Should not be larger than 24" x 36")
 3. Receipt was not given to petitioner.
- #303 - JJS
1. No authorization for person signing for American PCS.
 2. No authorization for person signing for Longview Executive Park.

PLEASE PRINT CLEARLY

PETITIONER(S)

Transportation Action Partnership
of Baltimore County
William C. McDonnell
Executive Director

NAME
Executive Plaza III
11150 McCormick Rd.
Suite LL 101
Hunt Valley, MD 21031
Telephone:
410-771-5560
Fax:
410-771-5561

Christine McSherry

*Urv Zimmerman and
Hanson, Md.*

Margaret Rueggien

*American Personal Communications
6901 Rockledge Drive
Suite 600
Bethesda, Md 20817*

Andrew Werchniak

*Moffet, Larson & Johnson, Inc.
Two Skyline Place
5203 Leesburg Pike
Suite 800
Falls Church, VA 22041*

Greg Sarno

*American Personal Communications
6901 Rockledge Drive
Suite 600
Bethesda, MD 20817*

Stacy mmuad

*American Personal Comm
6901 Rockledge Dr
Suite 600
Bethesda, Md 20817
20 E. Pennsylvania Ave
21286*

MIKE HASURE



American Personal
Communications

AMERICAN PERSONAL COMMUNICATIONS (APC)
HEARING BEFORE THE BALTIMORE COUNTY ZONING COMMISSIONER
April 10, 1995

TABLE OF CONTENTS

- I. Lease Agreement with Longview Executive Park Limited Partnership and PHH Vehicle Management Services Corporation
- II. Photographs of 307 International Circle
- III. Pictures of Antennas
- IV. Specification Sheets for Antennas
- V. Picture of Equipment Cabinets
- VI. FCC License
- VII. FCC Adopts ANSI EMF Regulations
- VIII. Radio Frequency Statement - Jules Cohen
- IX. FCC Statement on PCS - Creating Significant Benefits for Consumers and Business
- X. FCC's Chairman, Reed Hundt, Speech Excerpts

PETITIONER'S
EXHIBIT 162

2212 Old Corner Road, Baltimore, MD 21205-3453 (410) 525-4220 Fax (410) 521-8330
One Democracy Center, 6901 Rockledge Drive, Suite 600, Bethesda, MD 20817 (301) 294-6000 Fax (301) 294-9400
1-800-TALK-APC

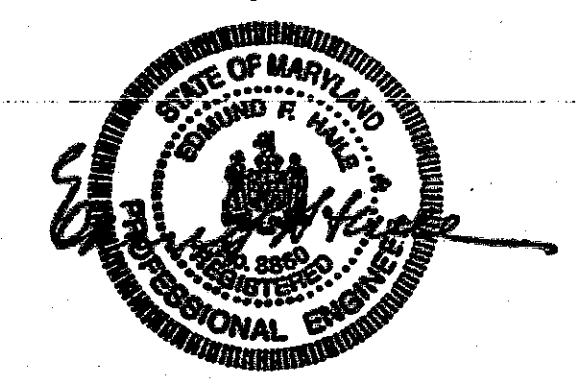
Environmental Impact
Statement

Hunt Valley/American PCS Site

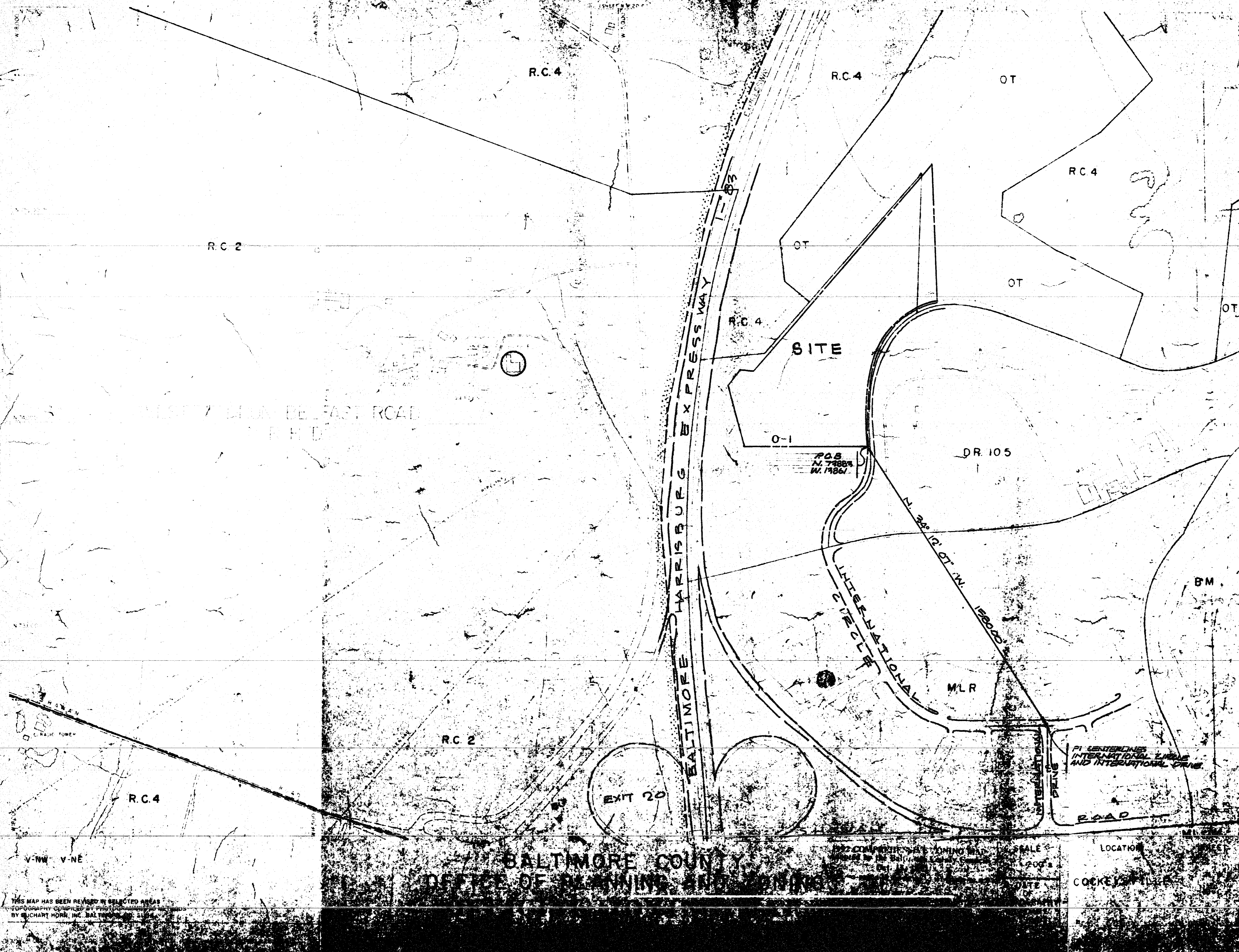
April 1995
Project No. 94161-21

PETITIONER'S
EXHIBIT 163

Prepared for:
American PCS, L.P.
One Democracy Center
Suite 600
6901 Rockledge Drive
Bethesda, MD 20817



Prepared by:
David McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286



95-305-X

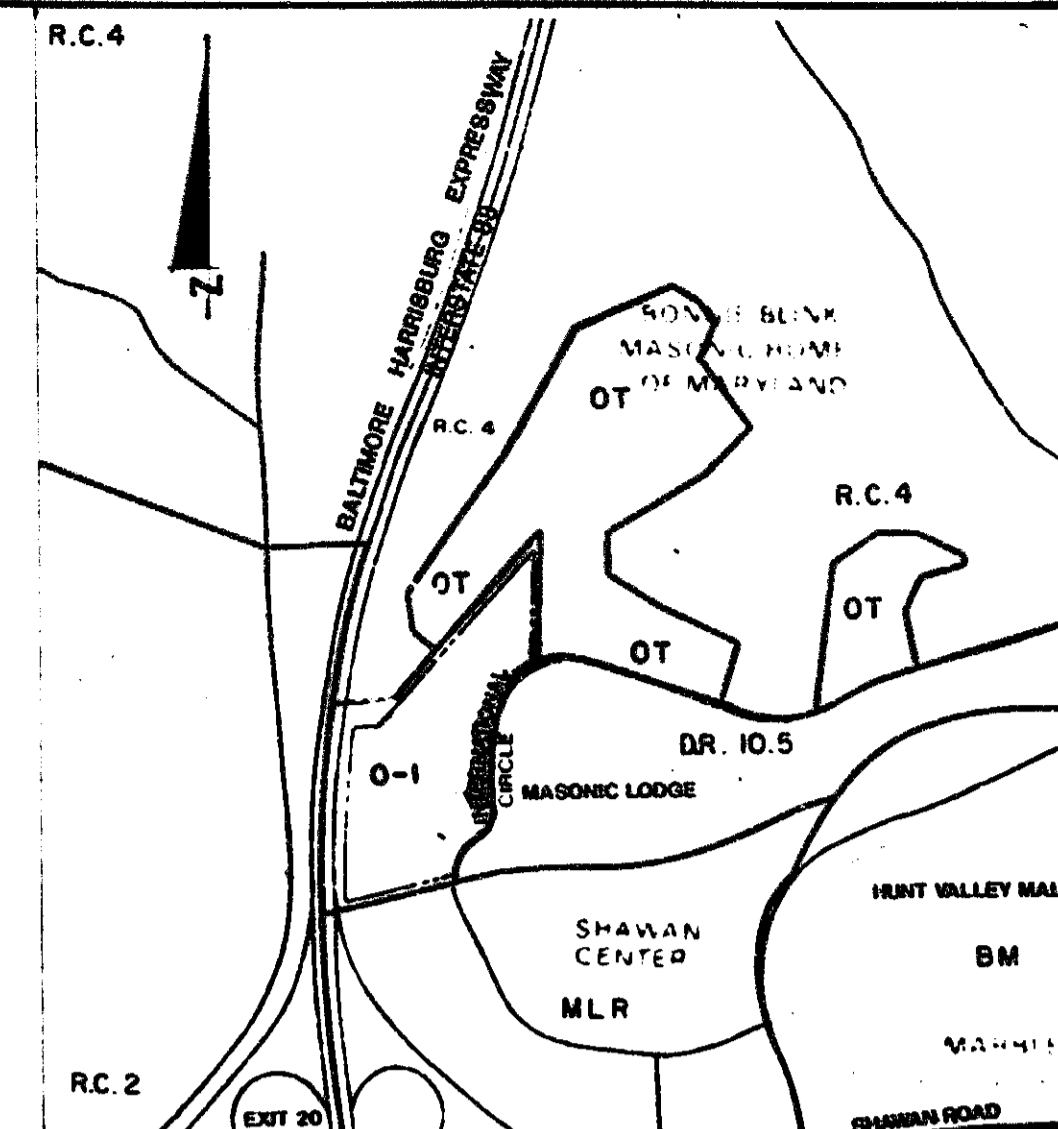
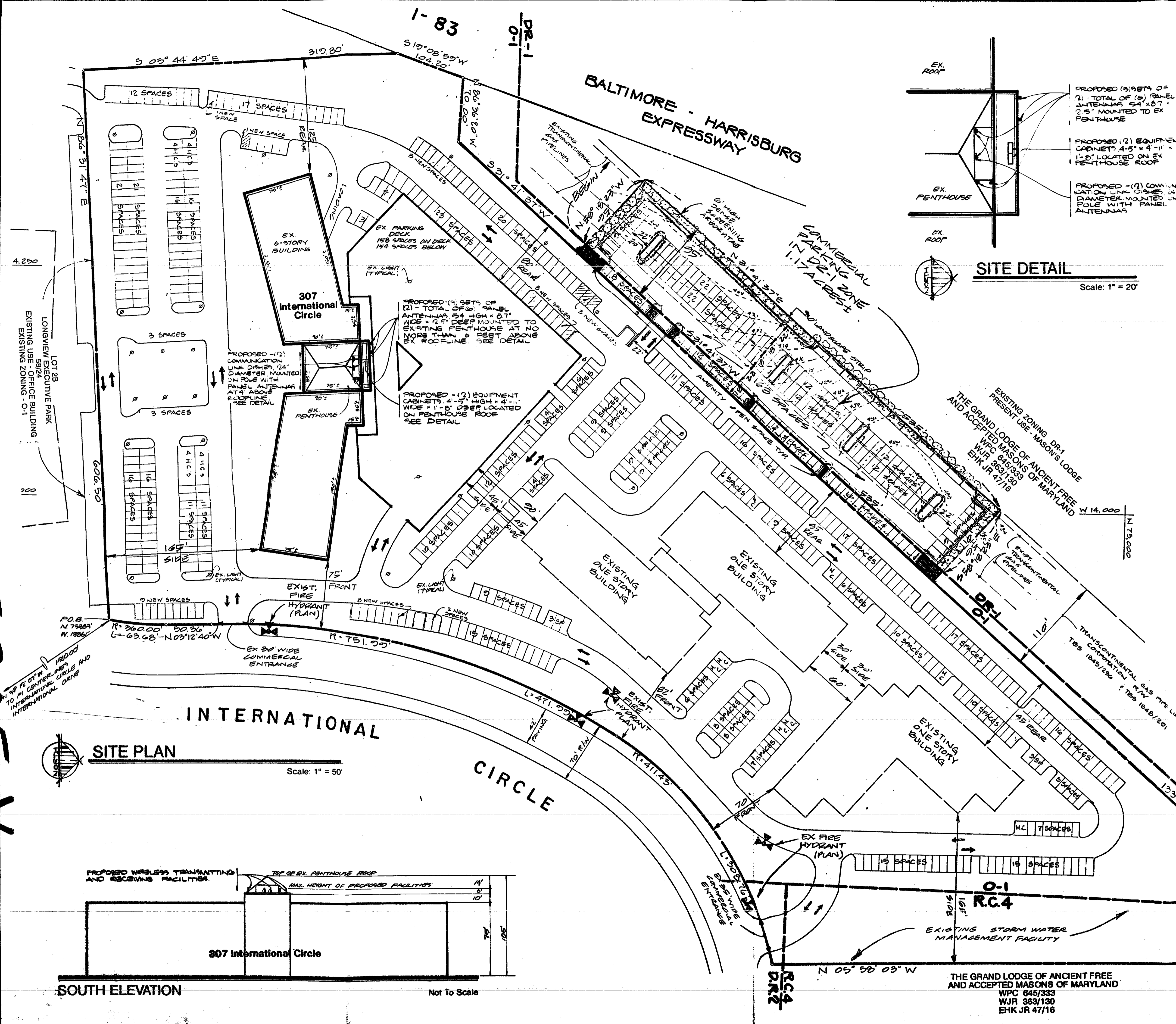
DMW
Duff McCune Walker, Inc.
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals
301 E. Pennsylvania Avenue
Towson, Maryland 21206
(410) 396-3133
Fax 396-4705

American Personal
Communications
Hunt Valley Site BAN 14B
300 South Baltimore County Zoning Map to Amend any Petition for Special Exception
8th Election District
Baltimore County, Maryland

No.	Description	Date
REVISIONS		
Proj. No.	94161.21	
Date	3/1/95	
Scale	As Shown	
Last Rev.		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRY METHODS
BY ECHART HORN, INC. BALTIMORE, MD. 21004

95-305-X



VICINITY MAP
Portion of 1000' Scale Baltimore County Zoning Map C2

- NOTES:
1. Current owner and street address:
Longview Executive Park, Limited Partnership
C/O USFAC Real Estate Division
100 Light Street, 10th Floor
Baltimore, MD 21202
 2. Contract to lease:
American PCS, L.P.
One Democracy Center
8001 Rockledge Drive, Suite 800
Baltimore, MD 21207
 3. Site area:
14.12 Ac.
 4. Existing use:
Class "C" Office Building
 5. Street Address:
307 International Circle
Baltimore, MD 21202
 6. Site data:
Tax map 42, block 8, parcel 479, Lot 2A
Deed reference 7312602
Record Plan 16024
Tax Account No. 2100000003
Zoning: O-1
Election District: 8
County: District 3
 7. The proposed roof mounted wireless transmitting and receiving facility will consist of (1) 4' x 6' x 8' high x 2' x 2' deep panel antennas, (2) 24' diameter communication link dishes, and (3) 4' x 5' high x 4' x 1' deep equipment cabinets.
 8. No water or sanitary utilities are required for the facility.
 9. The base information and boundary location shown herein are taken from a PLAN TO ACCOMPANY USE PERMIT APPLICATION FOR COMMERCIAL PURPOSES, E.A.D.R. "ZONE", dated June 17, 1982, prepared by George William Stephens, Jr. & Associates, Inc. and verified by field investigations.
 10. Environmental protection agency standards and guidelines relating to radiation emissions shall be met at all times.
 11. No additional site or antenna lights are proposed.
 12. Previous Building and Commercial Permits:
553-87: Foundation Erection
1104-87: Building
131-88: Ties
1301-88: Parking Deck
614-88: Interior Alterations
191-88: Interior Alterations
155-88: Interior Alterations
158-88: Interior Alterations
128-87: Interior Alterations
382-88: Interior Alterations
330-88: Interior Alterations
 13. Previous CRG Plan:
CRG # 88040 Case # V111-438
CRG Waiver # W-88-41
Approved 1-25-88
 14. There are no signs proposed for this facility.
 15. Floor Area Ratio:
Total Gross Floor Area - Total Gross Site Area (O-1 Zone)
287,870 s.f. - 587,131 s.f. = 47%
 16. Amenity open space:
Required: 13.02 Ac. O-1 Zone = 20 x 2.6 Ac.
Provided: 4.0 Ac.
 17. Parking Spaces:
Required: 654
Existing: 1064
Proposed: 0
The proposed wireless transmitting and receiving facilities do not block or affect any existing parking spaces.
 18. Environmental protection agency standards and guidelines relating to radiation emissions shall be met at all times.
 19. When the use is terminated, the proposed installation shall be removed. Every five years, or sooner in the event of substantial damage, a certification by a professional engineer registered in Maryland shall be filed with the Department of Permits and Licenses indicating that the structure meets all safety requirements. Any upgrading or maintenance required to comply with any changes in safety requirements, or to maintain the safety thereof, shall be performed prior to the filing of such certification.
 20. No other telecommunication facilities are permitted or proposed.
 21. An environmental impact statement, as defined in Section 101 of the Baltimore County Zoning Ordinance shall be submitted to the Zoning Commission.
- Requested Zoning Action:
1. Special Exception to permit a wireless transmitting and receiving facility.
 2. Pursuant to §602 TO 1 the provisions of Subsections 502 TO 1.2.3.4 and 5.0 do not apply to wireless transmitting or receiving structures that are mounted on an existing structure over fifty (50) feet in height.

PRINTED
MAR 02 1995
DAFT-MCCUNE-WALKER, INC.

DMW
Daft McCune Walker, Inc.
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals
200 E. Pennsylvania Avenue
Towson, Maryland 21206
(410) 296-1133
Fax: 296-4705

American Personal Communications
Plan to Accompany Petition for Special Exception
Hunt Valley Site BAN 14B
8th Election District

No.	Description	Date
REVISIONS		
Proj. No.	94161.21	
Date	3/1/95	
Scale	As Shown	
Last Rev.		

